

TIMELY REAL ESTATE GOSSIP

H. N. Casson Drops Suggestion at Exchange Meeting.

RUMOR OF CO-OPERATIVE PLAN

Small Investor May Have Chance at Big Properties if Talk of Co-operative Company Takes Tangible Shape.

"He struck the nail on the head." Those real estate dealers who attended the last meeting of the exchange and heard Herbert N. Casson, the New York advertising man and "doctor of cities," tell what is the matter with Omaha, told in his own opinions.

It was impossible to disagree with him, they said, after his thorough explanation of how an outsider can tell more about one's affairs than the one himself and then proceeded to describe troubles which those real estate men have seen and tried to cope with for several years.

"Your city should be evened up," Casson said. "You have a beautiful skyscraper with a shanty next door, a pretty building stands beside a vacant lot which is littered with ugly signboards, and you say that the reason for the vacant lot and the shanty is that the property is owned by somebody outside the city who refuses to sell."

Members of the Real Estate exchange declared afterward that they could make only a few suggestions as to the instances to which he referred and to correct nine times out of ten. They know what buildings in the center of the city he meant and know the lots to which he referred, and certain forces now are at work, they say, which will better these conditions in a short time.

The speaker told them to get behind the signs which read "Hands off." As a coincidence it is known that for the last few months business men and investors have been working with that plan in mind. They are going to get behind the sign and develop the "gold mine" there of which Casson spoke.

Very quietly during the last few months some real estate men in Omaha have been investigating the co-operative plan at work in other cities. Reports are being secured concerning its efficacy from every hand and the notes are being studied to find out the applicability of the project to Omaha. There are no leaders for the project as yet, but the sentiment in its favor gradually is coalescing.

The co-operative plan, if found available here, not only will give the keys to the "gold mines" back of these "hands off" signs, but will give to the small investor a chance to realize profits from the steady growth in value of city property.

In a few words, the plan is to gather together a number of men with a little capital to invest, put the whole in a pot which will go to buy a business building or other large property and allow the small investor a good return on their capital.

At the national convention of real estate exchanges at Minneapolis in 1910 it will be remembered that William E. Harmon, the real estate dealer of New York City and originator of the "little down, little a month plan," prophesied the success of the co-operative plan, then not known, just as he prophesied the universal adaptation of the installment plan in real estate.

"Multiplicity of ownership means co-operation among the army of owners," he said. "Real estate has during the past enjoyed much freedom from legislative interference, beginning with a constitutional inhibition against a national tax on real estate, the freedom from state legislative interference, the freedom from taxation of mortgages held by corporations like savings and life insurance companies in many states. These tendencies to lift the burden from real property will grow in an increasing degree as the ownership of real estate is segregated into small units."

This speaker also told of an experiment in which he organized a series of companies for the investment of installment money in a high class of retail business properties.

"These corporations," he said, "were organized on the following basis: The net receipts from the sale of stock were to be invested in the best type of property available in New York and other cities without any charge against the companies on behalf of the management other than for clerical services and the services of other necessary employees. The first 5 per cent of the net earnings were to go to the investor, and thereafter all excess earnings were to be divided equally between the investor and the promoting organization. Preferred stock was issued to the investor defining the conditions of his ownership. The interest of the promoters in the companies was represented by common stock entitled to one-half of the earnings over 5 per cent per annum. The 5 per cent dividends were to be cumulative, and if not paid in any year were to be the first charge on the subsequent earnings of the company until the full 5 per cent per annum was paid."

About \$3,000.00 of the stock was sold, said Mr. Harmon, while the cost of selling was necessarily high because of the unpopularity of the plan and, of course, this high cost affected the early earnings as the cost of selling had to be met by the first receipts on account of the stock itself.

Even with this handicap, the speaker explained in his address, none of the companies had paid less than 5 per cent regularly.

One company paid from earnings 5 1/2 per cent to the investors and an amount equal to one-half of 1 per cent, which, Harmon then said, would ultimately go to the benefit of both common and preferred stock, but which were then shown in the estimates of the company at cost.

The Bee will endeavor to secure for this column in the interest of real estate enthusiasts and more particularly those who are investigating the co-operative plan, a report of the plain said now to be a successful operation in Chicago.

EXTENSION COMMITTEE IS UNDECIDED ON REPORT

The special committee appointed from the city council to investigate the need of an extension of the street car line from Benson to Mount Hope cemetery is undecided whether to recommend the extension or simply leave it to the railway company.

Phi Rho Sigs Have Enjoyable Banquet

Sixty members of the Phi Rho Sigma, the medical fraternity, enjoyed the thirtieth annual banquet in the rooms of the University club in the Barker block Friday night. Ten courses were served. Plans were discussed for the new club house that is eventually to be built in Omaha. Four thousand dollars is already subscribed for this. A. E. Westervelt was toastmaster and a number of witty responses were received. Following is a list of responses:

"Anatomy, Past and Present." Dr. C. M. Poynter; "Smilets." Dr. J. E. Olsson; "Phi Rho Sigma Spirit." Dr. W. F. Millroy; "The New Things from the Old Country." Dr. B. B. Davis; "Our Future School." Dr. A. C. Stokes.

JOINT DEBATE IN CHURCH ON PRESIDENTIAL CHOICE

A joint debate in which there will be one speaker for each of at least three presidential candidates, is booked for Sunday evening, November 3, at the Unitarian church. Senator Norris Brown is to champion the cause of the candidacy of President Taft. J. W. Woodrough, chairman of the Woodrow Wilson league, is to defend the candidacy of Woodrow Wilson.

Woodrough has been getting practice in a number of street meetings he has been holding during which he has expounded the doctrines of the democratic platform from a more or less insecure perch on a soap box. Byron G. Burbank is to defend the candidacy of Colonel Roosevelt. Burbank says he is convinced of the righteousness of his cause and is sure he can give them a run for their money. It has been said that Dr. Harold Gifford might defend the socialists and the candidacy of Eugene V. Debs.

PAXTON HOMESTEAD SOLD FOR LARGE SUM

The north half of the old Paxton homestead at Twenty-fifth and Farnam streets was sold for \$40,000.

The property was owned by the Paxton heirs and sold by A. P. Tukey & Son to clients of the Hastings & Heyden realty firm, whose names are not given.

It adjoins the property recently built upon by the Drummond Garage company and extends 300 feet on Douglas street with a depth of 144 feet on Twenty-fifth avenue and Twenty-sixth street.

A street will be laid north and south through it and plans will be drawn for two apartment houses to be built upon it.

The Paxton home which occupied the property for years was burned last spring and shortly afterwards the ground was placed on sale.

MEMBERSHIP GOAL REACHED

Commercial Club Enters New Quarters Free of Any Debt.

SECURES HUNDRED NEW NAMES

Campaign Which Started Three Weeks Ago Will Not Be Stopped and the Good Work Will Be Continued.

The Commercial club will move into its new quarters on the seventeenth and eighteenth floors of the new Woodmen of the World building free from debt. This announcement was made at noon when the membership committee reported twenty-eight new members, bringing the total up to 160 new members since the campaign was started three weeks ago.

The desire to add 100 to the membership roster of the club came about when it was discovered that by securing this number the club would be free from debt. Immediately two teams were chosen and set to work.

Friday noon nine new members were reported, bringing the total up to seventy-three, or within twenty-seven of the total number required. Things looked somewhat dubious when it was announced that but one more day was left in which to secure the twenty-seven.

Now that things have progressed so nicely and the membership committee has acquired the habit, the work will continue and for a few more days the two teams will continue in their good work and land the club in the new quarters with more than an even break.

NELSON, TAKEN LITERALLY, GETS LITTLE FOR SPUDS

Slack business methods employed by F. Nelson, a South Dakota farmer, in selling potatoes was the cause of him getting into a peck of trouble yesterday afternoon.

Nelson shipped two carloads of potatoes to Omaha and started around the city selling them at 50 cents a bushel. Going into Ed Malone's saloon at Sixteenth and Webster streets yesterday afternoon he asked the bartender to buy a few bushels of his prized "spuds."

He was referred to Maloney, who inquired into the selling price. Nelson said he had about thirty bushels he would sell for 50 cents. Maloney told him to carry the "mushies" into his cellar and he would pay for them. This Nelson did and on the strength of the sale bought drinks for the house, which amounted to 30 cents. Maloney gave Nelson 30 cents when he hinted he would like to have his money deducting for the drinks. Nelson objected and said he meant 50 cents a bushel and not 30 cents for the entire load. Maloney told him to take the 30 cents and get out of the saloon.

Returning a short time later with an officer he wanted the entire saloon full arrested. Upon hearing both sides of the story the officer advised Nelson to file a complaint against Maloney with the city prosecutor and have the wily saloon-keeper arrested.

ANDREWS LEAVES FOR WEST TO MAKE TALKS AND VOTE

WASHINGTON, Oct. 19.—(Special Telegram.)—W. E. Andrews left today for ten days' campaigning in New Jersey. From there he will give a little time in W. B. McKinley's district in Illinois, with one or two speeches in Indiana. Mr. Andrews will speak in Iowa on several occasions on his way to Hastings to cast his vote.

F. B. Johnson of the Omaha Printing company is registered at the New Willard. This is Mr. Johnson's first visit to Washington.

Serious Lacerations and wounds are healed, without danger of blood poisoning, by Bucklen's Arnica Salve, the healing wonder. Only 25c. For sale by Beaton Drug Co.—Advertisement.

Start Your Baby With Sound Health

Regular bowel movement from childhood forestalls future serious diseases

We cannot all start life with the advantages of money, but every child born is entitled to the heritage of good health. Through unfortunate ignorance or carelessness in the feeding of a baby its tiny stomach may become deranged. The disorder spreads to the bowels and before the mother realizes it the two chief organs on which the infant's comfort and health depend are causing it great suffering. If the condition is allowed to continue grave ailments often result.

There is, however, no occasion for alarm, and the sensible thing to do—but it should be done instantly—is to give the baby a small dose of a mild laxative- tonic. In the opinion of a great many people, among them such well-known persons as the mother of Floyd Robertson, Neb., and Mrs. C. L. Williams, Bridgeport, Wash., the proper remedy is Dr. Caldwell's Syrup Pepsin. It is a pleasant-tasting laxative, which every person likes. It is mild, non-gripping, and contains that most excellent of all digestants, pepsin.

This remedy is especially intended for infants, children, women, old people and all others to whom harsh cathartics, salt waters, pills, etc., are distressing. In fact, in the common disorders of life, such as constipation, liver trouble, indigestion, biliousness, headaches, and the various other disorders of the stomach, liver and bowels nothing is more suitable than this mild laxative- tonic, Dr. Caldwell's Syrup Pepsin.

Two generations of people are using it today, and thousands of families keep it constantly in the house, for every member of the family can use it. It can be obtained of any druggist at fifty cents or one dollar a bottle, the latter being the size bought by families who already know its value.

If no member of your family has ever used Syrup Pepsin and you would like to make a personal trial of it before buying it in the regular way of a druggist, send your address—a postal will do—to Dr. W. B. Caldwell, 415 Washington St., Monticello, Ill., and a free sample bottle will be mailed you. Results are always guaranteed or money will be refunded.—Advertisement.



FLOYD ROBERTSON

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COLUMBIA FAVORITE GRAFONOLA

The one best selling and most perfect talking machine for the money with 24 selections on 12 double disc records, including the great Sextette from "Lucia" and the famous Quartet from Rigoletto—or you may select records of your own choice, together with the

Columbia Demonstration Record Free

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The Columbia Favorite is a notable combination of high quality and low price. It is a beautifully finished cabinet in mahogany or oak and its tone qualities are perfect and pleasing to the most exacting of music lovers. Send us your name and address if you are interested in a talking machine and we will send you the "FAVORITE" on FREE TRIAL for FIVE DAYS without any expense to you.

COLUMBIA PHONOGRAPH CO. 1811-13 FARNAM ST., OMAHA.

Advertisement for 'THE CRUCIFIXION' painting by Franz A. Lundahl. Includes text: 'You Are Invited to See Franz Lundahl's Great Masterpiece "THE CRUCIFIXION" On Exhibition at This Store Commencing Monday at 1 p. m. and Continuing For Two Weeks. This wonderful painting is 9 x 14 feet in size and is valued at \$100,000.00. It is the most wonderful painting of this great artist and is well worth coming any distance to see. It has been secured by Orkin Brothers at a very large expense, but its great beauty and educational value are of such high order that we are delighted to secure the opportunity to place it on view for the benefit of the people of this community without any charge whatever.' Also includes 'THE PICTURE' and 'THE ARTIST' sections.

Advertisement for 'The Doctor's Advice' by Dr. Lewis Baker. Includes text: 'The questions answered below are general in character, the symptoms or diseases are given and the answers will apply to any case of similar nature. Those wishing further advice free, may address Dr. Lewis Baker, College Bldg., College Street, Dayton, O., enclosing self-addressed stamped envelope for reply. Full name and address must be given, but only initials or fictitious name will be used in my answers. The prescriptions can be filled at any well stocked drug store. Any druggist can order of wholesaler.' Includes a portrait of Dr. Baker.

using the following tonic restorative treatment: Get from your druggist 1 oz. tincture codonose (not codonose) and 5 oz. syrup of phosphates comp. mix, and take a teaspoonful before each meal. Always shake well before taking.

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